



Design, Access, Heritage & Sustainability Statement

The Dower House

Compton Chamberlayne

Salisbury

SP3 5DD

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Site Location Plan

Introduction

This Design, Access, Heritage and Accessibility Statement has been prepared by Michael Lyons Architecture in support of the Application for Planning Permission for the renovation and alteration of The Dower House in Compton Chamberlayne, Wiltshire.



Existing Building and Site

Located in an extremely pretty part of Wiltshire, The Dower House sits within well kept mature gardens. The site houses a main dwelling with two additional cottages located to the south of the property, as well as various outbuildings, and a tennis court set down within the grounds.

Set back on lower ground to the road, and constructed using local green sandstone, the property blends into its surroundings. The house is protected to the east by pasture land rising up the valley side, as well as a strip of mature mixed woodland. Key views are across the valley to the north and west, as well as views to the South overlooking an enclosed garden.

A large pond is located to the north-west of the property, with a wooden bridge providing access. There is a south and west facing terrace with mature trees within the garden. Access onto the site is to the South via a no-through lane, lined with post and rail fencing and established hedging. There is plenty of parking with space for several cars to the north of the main dwelling.

A simple site analysis has been prepared to illustrate the site conditions and context.

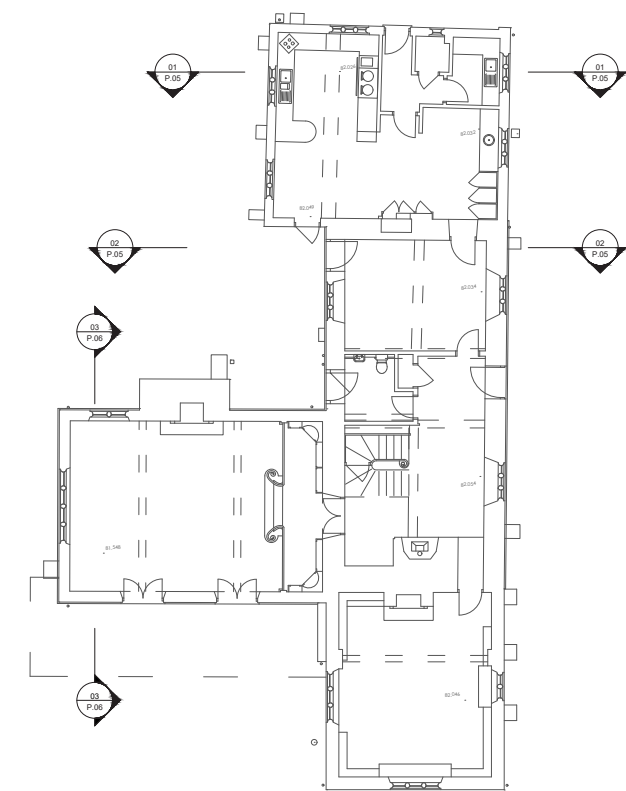
The Dower House is a two storey building with added rooms within the roof space and it has been developed over the preceding years. The central part of the house is historic and as such a historic building survey has been commissioned from the Wiltshire Building Record in order to provide a full understanding of it. The proposed works and development of the building and site are worked up with respect to its heritage.

The main body of the house and the original historic building comprises of a two storey stone structure with a double pitched roof. It has stone mullioned windows with modern metal windows within. This was originally a cross-passage house and some of the original timber boarding remains. The original staircase has been removed from its central location and a new timber staircase installed within the southern side of the house.

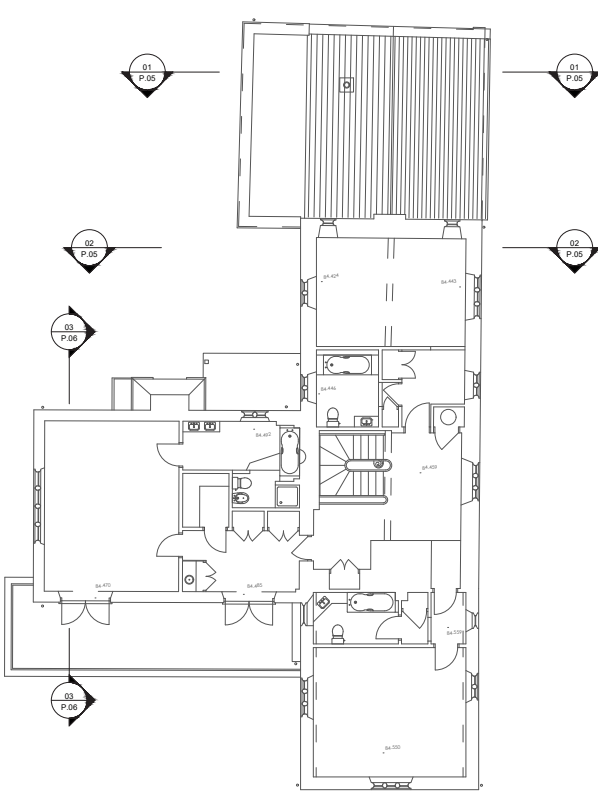
There are extensions on three sides of the original building. There is a two storey extension on the southern side with a similar cross section to the original building. There is a reception room to the ground floor and a bedroom and bathroom to the first floor. The external walls are finished with a painted render and the windows have stone mullions and surrounds with modern metal casement within.

There is a two storey extension to the west which comprises of the drawing room on the ground floor, the principle bedroom with bathroom on the first floor and a further bedroom within the attic. This wing is also finished with a painted render and has stone mullioned windows with modern metal frames. Paint is coming away from the render which is as a result of a non-breathable paint having been applied. There is also a balcony at first floor level which runs along the full length of the southern side and this is in a state of poor repair. There is a large stone built chimney on the northern side which serves the drawing room.

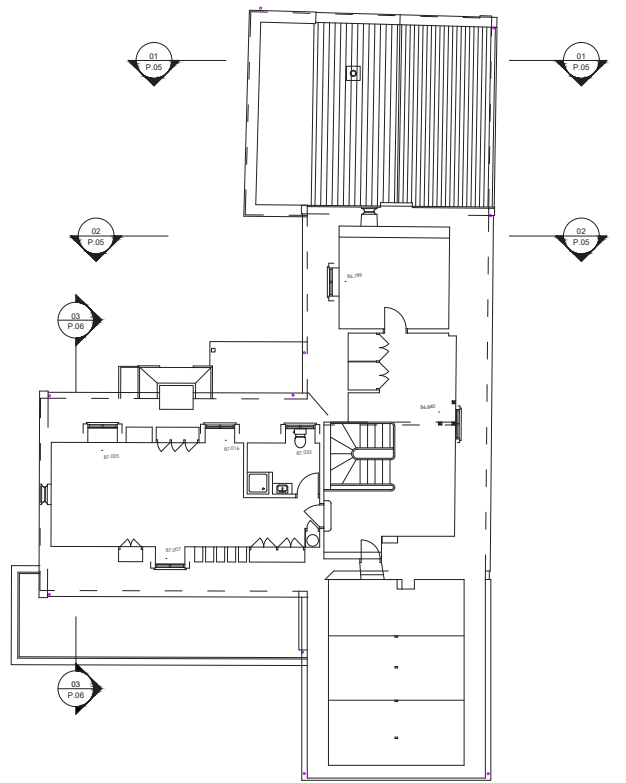
There is a single storey wing to the north which houses the kitchen and utility room. This has a new pitch roof and is rendered with stone mullioned windows with metal frames.



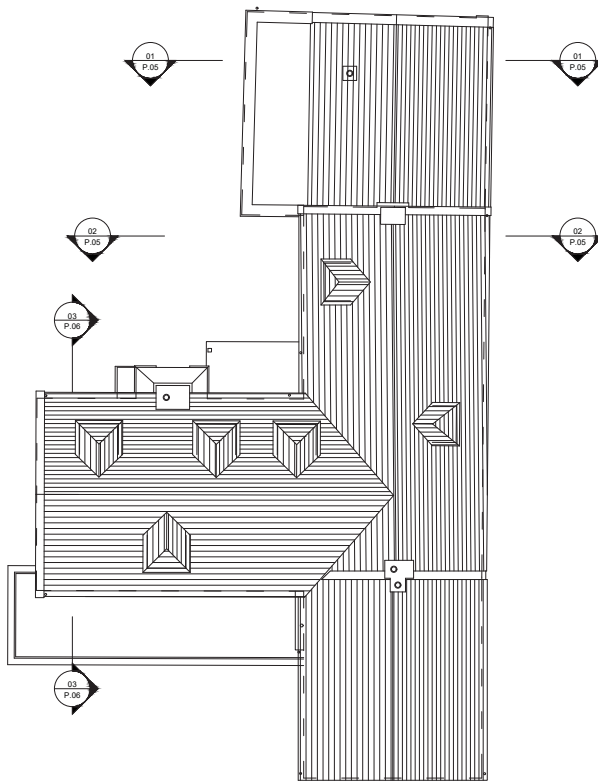
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Roof Plan

Existing Building and Site Continued

The house is essentially rectangular in plan, with the addition of the western wing which projects into the garden. The house is built into the landscape with a steeply sloping bank to the east, the access road and then the house with its north/south axis. There is a terrace to the west which looks out across the large garden and across the valley. There is a pond to the north west which is visible from the house.

The house is in poor condition and requires a complete overhaul to place it back into sound repair. Structural and Ecological surveys have been undertaken to assess the building and these form part of the application information. The existing building is also poorly laid out and this can be improved upon to create more usable spaces which work better with and within the surrounding landscape.

The access to the house is via a drive which passes the house on the eastern side between it and the steeply sloping grass bank. There is an inlet cut into the bank which provides an area for car parking and there is an outbuilding containing a double garage and ancillary residential accommodation to the north of the drive. This is a simple rectangular building, with a ground floor and accommodation within the double pitched roof. This building is of painted render and has a pitched slate roof.

The property has a large garden with main open lawn to the west. There is terracing to the western side of the house which is mixed up with planting beds. The terrace projects out of the ground at the north west corner and service elements for the building are accommodated there.

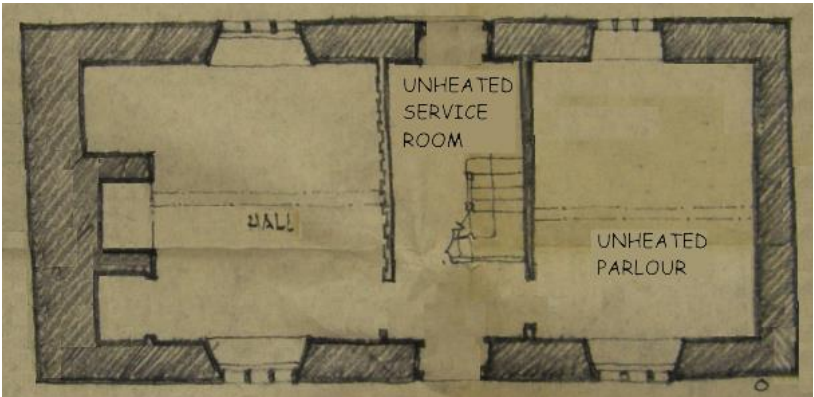


Building Heritage

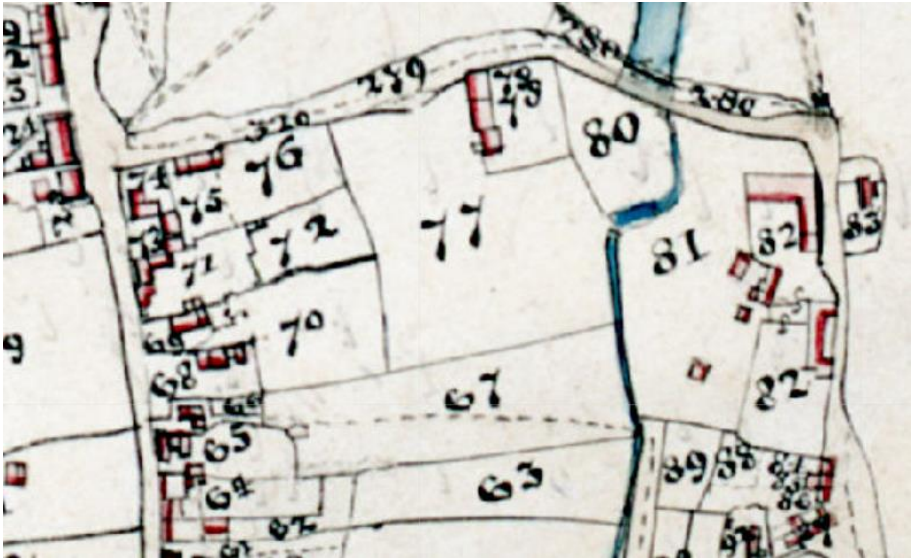
The earliest drawing of The Dower House illustrates a simple through passage house, with a heated main living room/kitchen to the north, and an unheated parlour for storage and sleeping to the south. There was a lean-to at the south end of the building, with additional outshuts at either end facing the lane, which are now gone. The south side of the through passage has an original plank and muntin partition. The central core of the building is made up of three bays in two full storeys, with a steep gabled roof covered in concrete tiles, bounded by coping. At the north end of the building there is a single storey extension and to the south there is a two-storey extension, both of which are rendered and are of modern construction. Modern three-light and two-light mullioned windows have been used on the extensions, with simple modern bell-moulding (not hood moulding as in the central core).

The interior of the building consists of predominantly late 20th century or early 21st century frames, glazing, skirtings, plasterwork, floors and interior woodwork. The remodelling of the kitchen and extension of the west wing in 1974 means there are no historic features found in the kitchen/dining area, dressing room and bathroom found in the west wing. The bedroom in the west wing contains two reused stone mullioned windows, which differ to those found in the rest of the house as each leaded light has 10 panes rather than the 8 present elsewhere. The old external quadrant stay extant on the 3-light window is typical of the period and are probably original. Both windows show graffiti scratched into the stone. There is a modern Georgian-style dog-leg stair with a curtail step which is a replacement for a mid-1980s Art Deco-Style timber and metal stair. The original stairs are likely to have been tucked into the recess to the west of the fireplace. This recess is now empty.

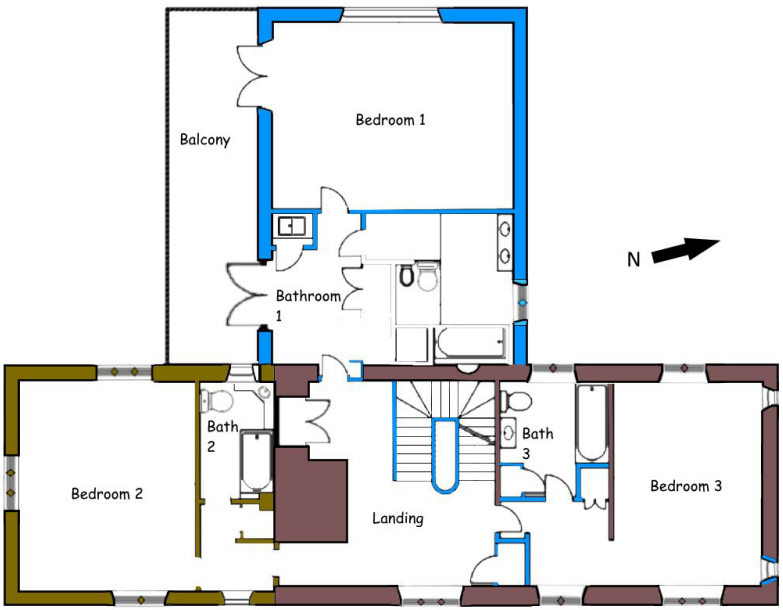
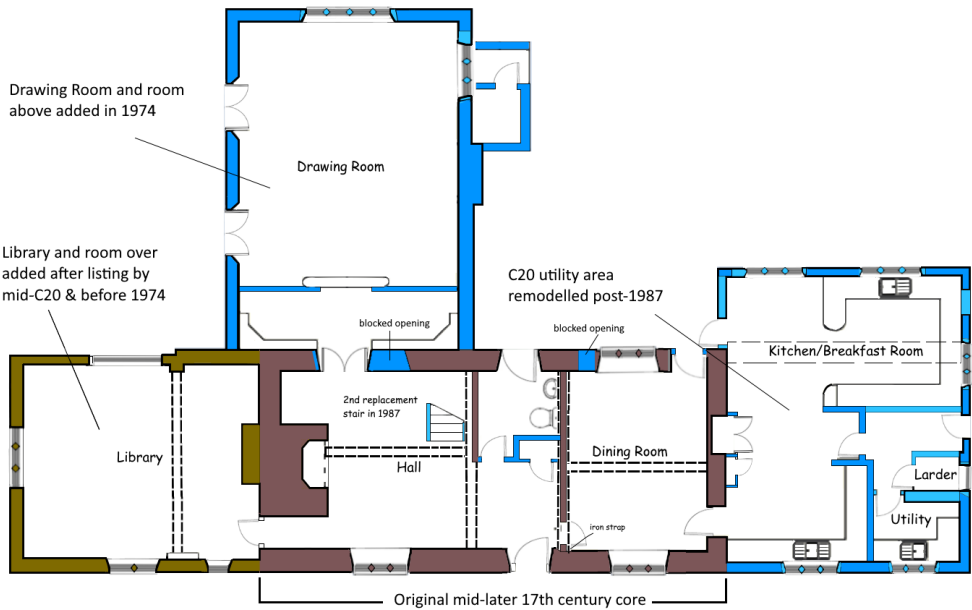
The roof covering is now plain tile but the pitch (57 degrees) is that associated with thatch. An original painting, although undated, pre-dates the northern and southern extensions, shows a thatched covering. The roof structure to the un-extended house is made up of three bays between two gabled parapeted end walls. The trusses are much altered and in places decayed by insect attack. On the east side the principal has been cut back to accommodate a later dormer. No evidence was noted for wind bracing-either intact or residual, but the surviving purlins and principals are mostly embedded or partly encased in later work and such evidence may simply now be hidden or lost. The replaced rafters are fixed to a ridge board, rather than a ridge beam spanning between the oak frame. This has led to outward thrust being applied to the top of the masonry walls, causing the first-floor top left window head to bow outwards. This is also identified within the structural engineer's report. The quality and scantling of the roof timbers is inferior to that of the chamfered beams and plank and muntin partitioning of the ground floor and first floor, and suggests the roof is a later replacement to a lost first phase roof, albeit incorporating a few remnants of the original roof. The loft is poorly ventilated, with roofing membrane missing or falling apart.



Plan of the Original 17th Century House



Tithe map of Compton Chamberlayne dated 1850.
The Dower House is the 'U' Shaped building marked 82 to the right of the image.



Existing Plans Showing Building's Age

Proposal

The proposal is to renovate and make alterations to The Dower House building and site, to make it a usable and well planned family home which is placed in sound condition for the future.

The existing house has a poorly designed and laid out kitchen and utility room to the north. This is proposed to be taken down and rebuilt. The new structure would have a snug/sitting room area adjacent to the original store building with the new kitchen, boot room and pantry beyond. There will be a new single storey dining/gallery room to the west which, in part, fills the ‘U’ shape plan of the building. The existing terrace to the west will be rebuilt with grass banks dropping down to the garden.

The intention is to draw out the original core 17th Century structure and to allow the new accommodation to work around it. Access on the ground floor is through the building, as it was originally, and this leads to the new circulation/gallery/dining space which in turn opens out to the garden. The buildings original stone work remains and the ‘strip’ roof light allows views up the full extent of the building’s western elevation. This area uses an existing dark and damp north facing corner of the building, so bringing it back into life.

The kitchen is reconfigured to the north as a single storey wing with roof trusses. There are views out to the garden through the gallery together with a window looking north towards the pond.

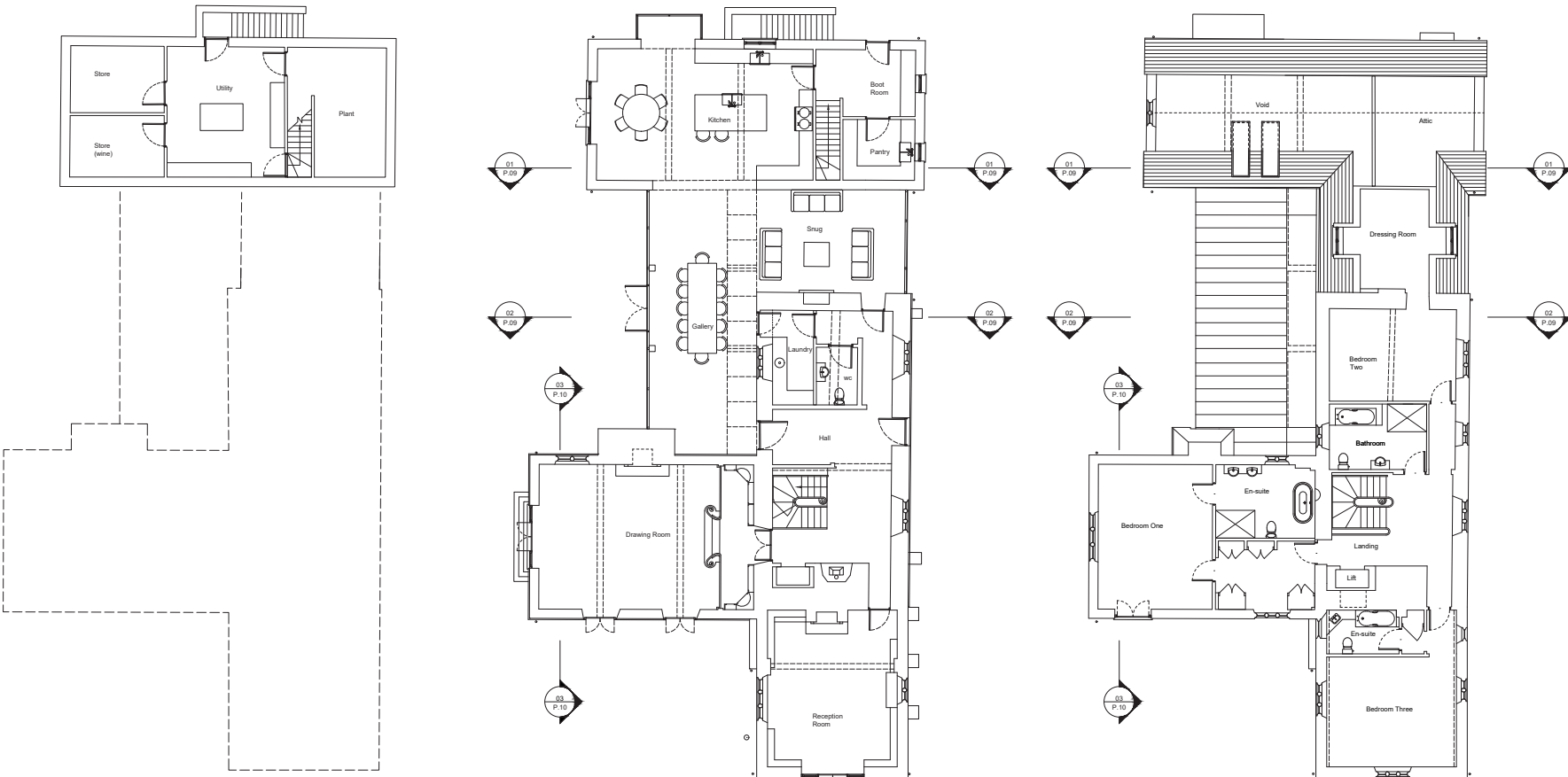
The northern wing is proposed to be constructed of natural stone to match the original building but separated from it by glazing to draw out the distinct points.

A basement will be located below the kitchen to house all of the service elements for the property and to utilise the existing drop in level.

The existing house will have the dormers and windows re-detailed to lighten and refine the building. The existing concrete tiles will be replaced with plain clay tiles.

A garage and car port is proposed within the current hollow of the existing bank to the north east of the house.

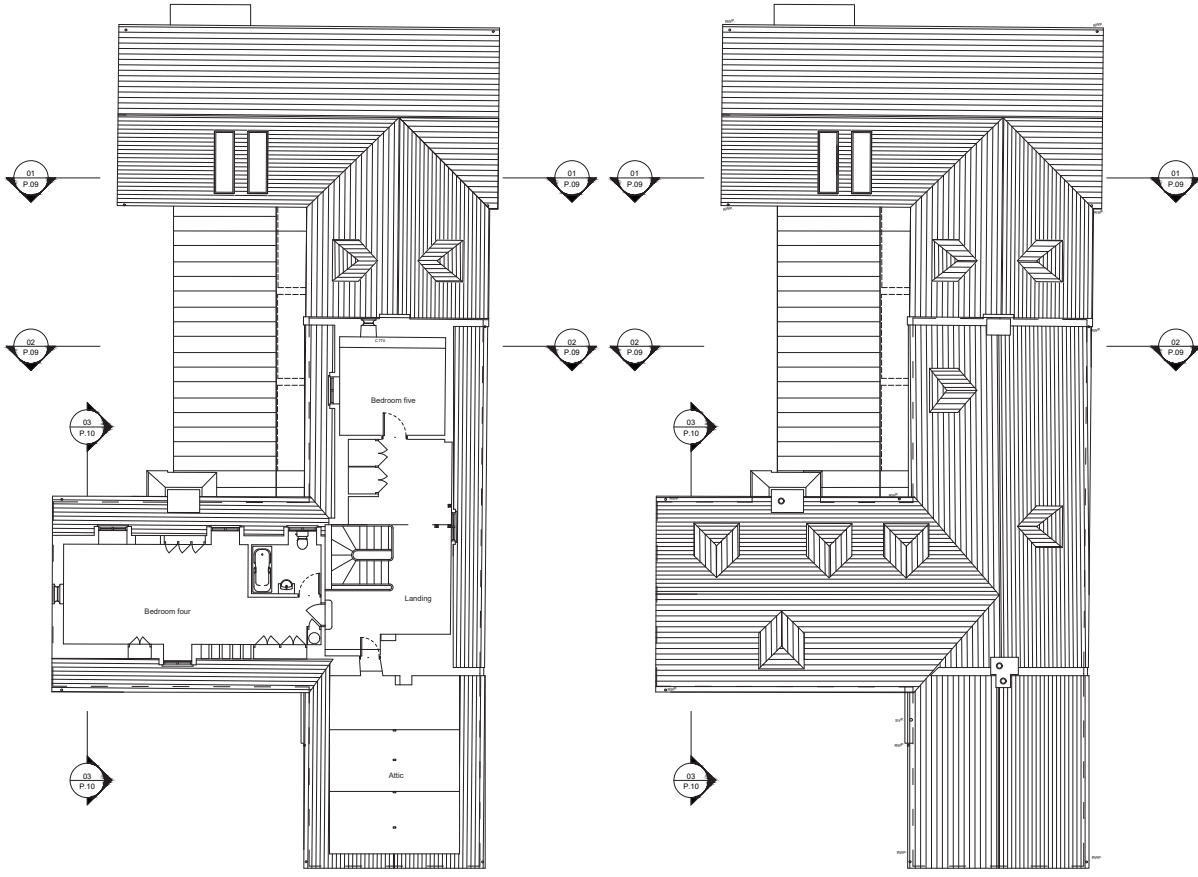
The existing garage and ancillary accommodation will be renovated and re-modelled to provide simple ancillary accommodation for the future. This being used by family, guests, staff or carers but remaining fully part of The Dower House.



Proposed Lower Ground Floor Plan

Proposed Ground Floor Plan

Proposed First Floor Plan



Proposed Second Floor Plan

Proposed Roof Plan

Formal Massing

A SketchUp model has been created to look at the formal massing of the proposed build and to illustrate how it sits within the landscape.

These images show the model and are solely to illustrate the massing and do not reflect the building detail which is shown in the design drawings.



View of the proposed building from the west



View showing the proposed building and car port



Ariel view showing the building with the ancillary building to the north

Photographs



View of building looking from the north and showing the modern single storey kitchen



View of the existing ancillary accommodation with storage out building



View of existing building from the north east



View of garage and ancillary accommodation

Sustainability	The proposed works are sustainable as they take an existing redundant building in a state of poor repair and place it back in a sound condition for the future. The replacement extension to the north will be constructed to correct building regulation standards and the existing house will be upgraded with insulation appropriate to its location and the buildings character.
Ecology	An ecological survey has been undertaken by David Leach and his report is submitted as part of the Application for Planning Permission. There are bats present within the original building and the report identifies them, their location and the procedures for dealing with and protecting them during the works.
National Landscape	The proposed works look to preserve and enhance the setting of the existing building, whilst drawing a distinction between the historic and new building elements. External lighting will be limited and installed with downward direction. The new western link will have side glazing to the west but a solid flat roof and a strip roof light where the building meets the existing. The external landscape will remove the cluster of terraces and planters and create a simple grassed bank leading down to the lawn, surrounded with meadow grass and wild flowers.
Access	Access for the property will remain as existing. The proposed scheme will incorporate a ‘level access’ to the replaced extension on the north, so facilitating access for disabled persons. The scheme has also been designed to ‘future proof’ it for such times as when mobility issues could become a problem. To address this, a small passenger lift is proposed within the recess within the Hallway. The building has also been planned to allow for the southern ground floor room to be used as a bedroom with level access throughout the ground floor.
Drainage	The building is existing and the amount of bedrooms will not change. There is an existing water treatment plant and this will be inspected as part of the works and maintained or replaced subject to findings.